

CARR-75

Samuel McKinstry Mill House
McKinstry's Mill

1849

Summary:

George Pusey built a log mill at this site in 1796 and in 1814 sold it to Evan McKinstry. Evan sold the property, 44 acres, to Samuel McKinstry in January, 1840 for \$8,000. Samuel shortly began a program of improvements to the property that included a new mill in 1844 (CARR-74), this house in 1849, renovations to his existing house in 1849-50 and another house in 1850. The house is an interesting blend of German and English features. On the exterior it seems typically English and late Federal, yet it is banked, with a kitchen in the cellar, which is more common of German houses. The stairway seems to be unique for Carroll County. The floor plan is an adaptation of the three-room, center-passage plan, with the ell room extending into the main block of the house rather than having the south room take up the entire space. This shows a unique manipulation of space not seen elsewhere in the County. Samuel and Mary's oldest son, Mordecai bought the mill property in 1871. He seems always to have lived in Union Bridge and leased out the mill operation. In the early 1880's it was being run by Jacob Zumbrun & Sons and in the mid-1890's by W. R. Zumbrun & Co. Willis R. Zumbrun lived in this house in the mid-90's, and it is likely that the Zumbrun's occupied it from as early as 1862. The mill and house were sold to Willis Zumbrun in 1915 and the house remained in the Zumbrun family until 1980.

**Maryland Historical Trust
State Historic Sites Inventory Form**

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. CARR-75

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic Samuel McKinstry Mill House

and/or common Zumbun House

2. Location

street & number 1498 McKinstry Mill Road ☐ not for publication

city, town McKinstry's Mill ☐ vicinity of congressional district

state Maryland county Carroll

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name William and Patricia Ruth

street & number 1498 McKinstry Mill Road telephone no.: 848-3876

city, town Union Bridge state and zip code MD 21791

5. Location of Legal Description

courthouse, registry of deeds, etc. Courthouse Annex liber IWS 1107

street & number 55 North Court Street folio 477

city, town Westminster state Maryland

6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

pository for survey records

city, town state

7. Description

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Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Summary:

The Samuel McKinstry Mill House is located at 1498 McKinstry's Mill Road in the village of McKinstry's Mill in western Carroll County, Maryland. The house faces east toward McKinstry's Mill Road. It is a five-bay by two-bay two-story brick structure with a center passage plan, a rubble stone foundation, and a standing-seam metal gable roof with a north-south ridge. The east elevation has stretcher bond brick. The first story has a center entrance with an eight-panel door that has side lights and a six-light transom. The door is flanked on each side by a fluted Greek Doric column. The center doorway is flanked on each side by two 6/6 double hung sash with marble sills. The porch is a one-story, three-bay structure centered on the east elevation. There are jigsawn foliate brackets. The second story has a center tripartite window with a 6/6 sash in the middle and a 2/2 sash in each flanker. The house is banked on the north elevation, with the foundation of the south elevation exposed. The south elevation has 5 to 1 common bond brick. The north elevation has Flemish bond brick. There is a marble date plaque centered in the gable end. It is carved "Built by S.M^cKinstry 1849". The cellar under the ell has a kitchen. The center passage baseboards are marbleized. There is a dog leg run of open stringer stairs on the south wall. On the landing are five steps up on the south side towards the west which leads to a second landing at the western end of the passage. There are also five steps up to the east from the center landing to a landing and passage on the east. The northeast room has a fireplace centered on the north wall with a marbleized wood mantle that is dark with gold veining. The southeast room has centered on the south wall a fireplace. The mantel is identical to that in the northeast room and is marbleized in the same pattern as is found on the baseboards in the passage. The plaster surround is marbleized in a speckled pattern. About 20 feet southwest of the house is the smokehouse. It has 5-to-1 common bond brick walls with a hip roof. There is a bank barn with a forebay that faces south. The gable roof has an east-west ridge. The upper story has a central threshing floor with a hay mow on each end and an outshot on the north, east of the doors. The four bents have three posts each which are mill sawn. The forebay is framed separately from the barn bents.

Contributing Resources: 5

The Samuel McKinstry Mill House is located at 1498 McKinstry's Mill Road in the village of McKinstry's Mill. It is located along Sam's Creek on the Carroll County border with Frederick County. It is about 2¾ miles west of New Windsor, 2¼ miles south of Linwood, and 2¾ miles southeast of Union Bridge in western Carroll County, Maryland. The house is located on the west side of the road on a slightly sloping lot that drains down to the south toward Sam's Creek. The house faces east toward McKinstry's Mill Road. It is a

8. Significance

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Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input checked="" type="checkbox"/> 1500–1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1849

Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☐ C ☒ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

Summary:

George Pusey built a log mill at this site in 1796 and in 1814 sold it to Evan McKinstry. Evan sold the property, 44 acres, to Samuel McKinstry in January, 1840 for \$8,000. Samuel shortly began a program of improvements to the property that included a new mill in 1844 (CARR-74), this house in 1849, renovations to his existing house in 1849-50 and another house in 1850. The house is an interesting blend of German and English features. On the exterior it seems typically English and late Federal, yet it is banked, with a kitchen in the cellar, which is more common of German houses. The stairway seems to be unique for Carroll County. The floor plan is an adaptation of the three-room, center-passage plan, with the ell room extending into the main block of the house rather than having the south room take up the entire space. This shows a unique manipulation of space not seen elsewhere in the County. Samuel and Mary's oldest son, Mordecai bought the mill property in 1871. He seems always to have lived in Union Bridge and leased out the mill operation. In the early 1880's it was being run by Jacob Zumbrun & Sons and in the mid-1890's by W. R. Zumbrun & Co. Willis R. Zumbrun lived in this house in the mid-90's, and it is likely that the Zumbrun's occupied it from as early as 1862. The mill and house were sold to Willis Zumbrun in 1915 and the house remained in the Zumbrun family until 1980.

Geographic Organization: Piedmont

Chronological/Development Period: Agricultural-Industrial Transition A.D. 1815-1870

Historic Period Themes: Agriculture, Architecture

Resource Types: Rural vernacular, Small family farm

The Carroll Record history of McKinstry's Mills gives an accurate account of this house and its association with the mills, as far as can be determined. George Pusey built a log mill at this site in 1796 and in 1814 sold it to Evan McKinstry, a Quaker from Doylestown, Bucks County, Pennsylvania, who had worked at the Mt. Vernon Cotton Mills in White Hall, Baltimore County, Maryland. Evan married Joanne Lyons, also of Doylestown, and their second son, Samuel, was born near Baltimore on 18 June 1808. In 1833 Samuel married Mary Ann Clemson. Evan sold the property, 44 acres, to Samuel in

9. Major Bibliographical References

Survey No. CARR-75

Land Records

Tax assessments, 1841, 1852, 1866-76, 1876, 1876-96, 1896-1910

1862, 1877, 1917 maps

J.L. McKinstry, "Genealogy of the McKinstry Family", handwritten, 1906, pp. 61-71

Carroll Record, History of Carroll County, McKinstry's Mills". Forthcoming, HSCC

Carrolltonian, 17 Apr.
1840, p. 1, c.1

J. Thomas Scharf, History of Western Maryland, p. 912

10. Geographical Data

Acreage of nominated property 5.6437 acres

Quadrangle name Union Bridge

Quadrangle scale 1:24000

UTM References do NOT complete UTM references

A

Zone Easting Northing

B

Zone Easting Northing

c

D

E

F

G

H | | | | | | | | | |

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Kenneth M. Short, Historic Planner

organizationCarroll County Planning Department

date December 14, 1994

street & number 225 North Center Street

telephone (410) 857-2145

city or town Westminster

state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
514-7600

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Description (continued)

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five-bay by two-bay, two-story brick structure with a center passage plan, a rubble stone foundation, and a standing-seam metal gable roof with a north-south ridge. There is an interior brick chimney on each end. The east elevation has stretcher-bond brick. The first story has a center entrance with an eight-panel door. The two bottom panels are tall, though the other panels are square. The panels are sunk and flat, with a Greek ogee panel mould and a raised margin applied to each panel. The door has a marble sill, side lights with three lights over one panel, and a six-light transom. The door is flanked on each side by a fluted Greek Doric column. The head rail has a Greek ogee. The soffit has three panels and jambs have one panel at the transom level and four panels at the door level which align with those on the door. These panels are identical to those on the door. The door frame has a bullnose moulding. There is a wood lintel with projecting cornice trim and a Greek ogee-and-bead bed mould. The center doorway is flanked on each side by two 6/6 double-hung sash with marble sills, bullnose frames and lintels and trim identical to the doorway. The windows have exterior blinds, though some of the blinds have been removed. The foundation has diamond-in-section wood louvers in a mitered frame between the south and south-center bays. The stonework surrounding this opening has a smooth-cut face but irregular edges. It appears to be marble. Most of the front foundation is, in fact, ashlar, limestone or marble. There is another opening in between the north and north-center bays, but it is not possible to tell now what is in it because it is hidden by the porch. The porch is a one-story, three-bay structure centered on the east elevation. It has four square boxed posts on marble plinth blocks. The posts are narrower on the top half than at the bottom and have a cavetto moulding at the break. They also have chamfered corners on the top. The capital on each post has two smaller cavettos. There are also jigsawn foliate brackets and center pendant drops with a rosette on the outer face. The porch cornice frieze has a cavetto and ovolo moulding. The bed mould has a cavetto, an ovolo, and a cavetto. The wood box cornice has an ogee moulding and the roof has a half hip. The second story has a center tripartite window with a 6/6 sash in the middle and a 2/2 sash in each flanker. The mullions are paneled. The other four bays have identical 6/6 sash to those on the first story, with marble sills and identical lintels on all five bays. The wood box cornice has a Greek ogee-and-bead bed mould like those found on the window lintels.

The house is banked on the north elevation, with the foundation of the south elevation exposed. The south elevation foundation is four bays. It has rubble limestone or marble with ashlar of the same material at the southeast corner. From west to east, in the west bay there is a beaded-interior-edge window frame with a wood sill, blinds, wood lintel, and a 6/6 sash. Next, is a four-panel door with flush fielded panels that have no panel moulds. It is set in a beaded-interior-edge frame and has a cast iron suffolk latch. It also has a marble sill and a wood lintel. The east-center bay has a small 3/3 sash in an ovolo-moulded frame. It has a stone sill and a wood lintel. The east bay has a beaded-interior-edge frame with a wood lintel and a marble sill. In this opening are beaded-edge, vertical-board double doors. Two old mill stones are set in front of the door. The first story has one course of a brick

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Description (continued)

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water table and 5-to-1 common bond brick. The bricks were striped. There was a three-bay, one-story porch here that was deteriorated and replaced. The porch had a plaster ceiling and there are four pockets in the wall for the rafter ends. The brick wall on the east that supported this porch has been rebuilt. The west wall is rubble stone with an opening in it for a beehive oven. This oven apparently had a squirrel-tail flue, as there is an opening for the flue above the oven opening on the west side. The oven opening has an iron door on one center hinge and a metal rod that projects through the wall and apparently regulated the flue. This flue opening has a metal plate inside of it that moves to the east when the bar on the east is pulled. The first story is four bays, one of the bays being in the western ell. The west bay has a typical 6/6 sash set at the eastern edge of the ell. The west-center bay has a door with one light over two panels. The panels have sunk fields with Greek ogee-and-kick moulds. The door was reportedly moved here from the east-center bay. It also has a three-light transom. There is one panel in the soffit, one panel on each jamb at the transom level, and one panel on each jamb at the door level. This door has the typical lintel and marble sill and a Greek ogee-and-bead on the head rail. The east-center bay has a door with two panels that have sunk fields with Greek ogee-and-kick panel moulds. It was reportedly moved from the west-center bay to this location. There is one panel on each jamb with a Greek ogee-and-kick mould. The head rail has a Greek ogee and bead. There is also a three-light transom with one panel on each jamb and one on the soffit. The panel moulds match those on the jamb on the door level. The east bay has a typical 6/6 sash. The second story is also four bays with four typical 6/6 sash set over the first-story openings. The east-center bay is set just west of the gable ridge. The gable end has two four-light sash with marble sills and brick jack arches.

The west elevation of the ell in the foundation has one 6/6 sash in the south bay with a beaded-interior-edge frame, a plain wood lintel, a wood sill, and blinds. The west elevation has 5-to-1 common bond brick with striping. The first story has a 6/6 sash in the south bay, with a marble sill, a plain wood lintel, and a bullnose frame. There are no openings on the second story. The gable end has two four-light casements with a bullnose frame, marble sills, and brick jack arches. The box cornice has returns. The north elevation of the ell had a porch which is now enclosed with German siding. The west wall of the porch is brick.

The west elevation of the main block, north of the ell, is two bays. The foundation has marble ashlar, in part, around the window openings. The north bay has a board, but originally had diamond-in-section wood louvers. The north-center bay still has these louvers with a three-light sash behind it. The first story has two 6/6 sash with a marble sill, plain wood lintels, and bullnose frames. Between the first and second stories are three put-log holes. The second story has two 6/6 sash identical to those in the first story. There is a wood box cornice with a Greek ovolo-and-bead bed mould.

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Description (continued)

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The north elevation has Flemish bond brick. The foundation on this side is not exposed. Both the first and second stories have two typical 6/6 sash, one on each end. The gable end has two four-light sash in bullnose frames with marble sills. Over the window frames is a header course. There is a marble date plaque centered in the gable end. It is carved "Built by S.M^cKinstry 1849". In each corner of the plaque is a carved rosette.

The cellar under the ell has a kitchen that had a wood floor. This floor was recently removed because it was deteriorated. It also had a lath and plaster ceiling. The kitchen fireplace is on the west wall and has a straight brick jamb on the north and a splayed brick jamb on the south. It has a wood mantle tree and a simple wood shelf. The walls in the cellar room are plastered. The window architraves have a broken field with a beaded interior edge and are mitered at the corners. There is a winder stair to the first story in the southwest corner. The north wall has a cupboard set to the west. This cupboard has paired doors with one sunk flat panel on each door. They are hung on cast iron butt hinges, marked with "Baldwin" and "Patent". This cupboard has vertical-board walls and four shelves. The cupboard is set into an opening in the stone wall and has a board wall to the back of it which is all that separates it from the exterior space under the side porch. According to the owner, there is a semicircular brick arch underneath of the porch just below the current level of the dirt. It is possible that this was a ground cellar, however it could not be determined at this date. The joists in this part of the cellar are mill sawn and run north-south. They are 2 1/8 to 2 1/2 inches wide by 8 to 8 1/4 inches deep and are spaced 16 inches on centers. The joists are set on a board less than one-inch thick that rests on top of the foundation walls. The lath was attached to these joists with cut nails. There is a beaded-edge, vertical-board door on the east wall, set to the south, which leads to a small storage room. This door is hung on plain cast iron butt hinges and has a keyhole plate latch. The window on the south wall of the storage room has no trim. The original wood floor in this room runs north-south. There is a beaded-edge vertical-board wall on both the north and the east sides of this room. North of the door to the storage room in the cellar ell is a vertical-board door on the east wall that is hung on cast iron butt hinges marked "Baldwin" and "Patent". This door leads to the southeast cellar room. This cellar room has a vertical-board partition wall in the southwest corner where the storage room is. There is a mill-sawn summer beam that runs north-south and is 9 1/2 inches wide by 8 1/4 inches deep. The joists are mill sawn, run east-west, and are 2 1/4 inches by 8 1/2 inches. They are spaced 16 inches on centers and have a center tenon into the summer beam. These tenons are pegged from the top. The summer beam is also notched between 1/2 and 3/4 of an inch to hold the joists. The vent on the east wall has a three-light sash behind it. There is a concrete trough in the northeast corner. There are two stone walls that run east-west below the center passage walls of the first story. These walls are plastered. The joists in the cellar passage run north-south between the masonry walls at the east end. The north cellar passage wall stops short of the west wall. The joists on the west end of the passage run east-west. The joists in the northwest corner of the cellar, which is open to the cellar passage, also run east-west. On

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the north wall of the northwest cellar room is a brick chimney pier with corbelled bricks to support shelf boards. There is a brick wall that divides the northeast and northwest cellar rooms. The doorway in this wall between these two rooms has three square-in-section wood louvers above it. The floor above is mill sawn and has been thinned in places above the joists to make the floor boards level above. The flooring is random width between $3\frac{1}{4}$ and $4\frac{1}{4}$ inches. There is a wide opening between the passage and the northwest cellar room that has a large wood beam supporting the brick wall above at the east end.

The first story has a center-passage plan with an ell. In the passage, the front door has sunk fields with quirked Greek ogee-and-kick panel moulds. There is an interior bead around the doors and windows. The door has a carpenter lock marked "J. Carpenters patent" and "J. Tildesley licensee" and has the British seal on it. There is a bell pull on the exterior that is still wired on the inside to a bell above the door. The random-width, tongue-and-groove floor runs east-west and is reportedly chestnut. The baseboards are marbled and are topped with a quirked Greek ogee and kick. The architraves have pilaster strips with a Greek ovolo moulding at the top and a full entablature with a plain frieze and a quirked Greek ogee-and-bead cornice. The architrave also has a beaded interior edge. There is a blind transom over each door. It is plastered. The doors have two tall panels with sunk fields and quirked Greek ogee-and-kick panel moulds. The obverse and reverse sides of the door are identical. The doors are hung on plain cast iron butt hinges. The passage has a plaster ceiling medallion with a quirked Greek ogee and bead. There is a dog-leg run of open stringer stairs on the south wall. On the landing are five steps up on the south side towards the west which leads to a second landing at the western end of the passage. There are also five steps up to the east from the center landing to a landing and passage on the east. The stairs have a turned newel post, rectangular-in-plan balusters, a $\frac{3}{4}$ -round handrail, and jigsawed stair brackets with a leaf motif in the center and a wave motif below it. There is a quirked Greek ogee and kick below that.

The newel post passes through the floor about one foot. It has a rectangular shank on the bottom that is narrower than the dimension of the post above the floor. This rectangular shank has a hole cut through it, with a wedge-shaped piece of flooring hammered into the hole which wedges it tight against the bottom of the floor. In front of the newel are two holes that are now plugged. There are circular marks on the front of the newel post as if there was a crank here that turned. Underneath the floor, attached to the bottom of the newel and underneath the two holes in the floor, are two pulleys. Apparently, there was some sort of control for the furnace that once stood in the cellar under the east end of the passage. Presumably, the crank was attached to wires that ran through the floor, around the pulleys, and to the furnace, possibly to open and close a duct.

The northeast room has a pine floor running north-south. The flooring is random width between $3\frac{1}{2}$ and 5 inches. There is a fireplace centered on the north wall with a

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marble hearth and a marbleized wood mantle that is dark with gold veining. The mantle has pilaster strips with a Greek ovolo topped by a cavetto as the capital. The frieze is plain with a quirked Greek ogee-and-bead bed mould. The plaster surround is marbleized in rectangular patches that are similar to the marbleizing on the baseboards. The architraves in this room are identical to those in the passage, as are the marbleized baseboards. Below the windows are two flat, sunk panels with quirked Greek ogee-and-kick-panel moulds. The window jambs are splayed. Set over the fireplace is a fire screen that was found in the attic and is believed to belong to this fireplace. It has a wood frame with black background and gold transfer-printed floral and ribbon border. The center of the screen has a picture of a dog pulling a child from the water. It is printed on canvas and marked "Chez Bourgeois J^{le} a' Paris". The back of the screen appears to be asbestos. The door to this room has a plain cast iron rim lock.

The window sash have cast brass thumb latches that lock them closed or hold them open. The thumb latch has a brass cylinder that rolls. There is a wrought steel spring that is screwed to the window frame on one end. The free end, which points up, is bent away from the frame and passed behind the rolling cylinder. When the thumb latch is pressed in, the cylinder pushes the spring inward and the cylinder disengages from the notches cut in the side of the window sash; the sash is then free to open and close. When pressure is released from the thumb latch, the cylinder catches in a notch on the sash and holds it in place. There are three notches chiseled on the side of the sash. The top notch is chiseled so as to keep the window closed, while the center and bottom notches are chiseled to keep the window open. Carved on the side of each window sash is a Roman numeral. A large diameter hole is drilled in the window frame and the thumb latch and cylinder pass into this hole when pressed.

The southeast room has 1½ inch wide oak flooring that runs east-west. The plain baseboard is painted and the architraves have a broken field with a beaded interior edge and a quirked Greek ogee-and-bead backband. Below the window sill is a quirked Greek ogee moulding. Centered on the south wall is a fireplace with a brick hearth. The mantel is identical to that in the northeast room and is marbleized in the same pattern as is found on the baseboards in the passage. The plaster surround is marbleized in a speckled pattern. There is a hook on the west side of the mantle and the broken remains of another hook on the east side that were apparently for holding fireplace equipment. The firebox is shallow and slightly splayed. It is plastered and appears to have been painted black. Much of it has been reparged. The mantle shelf was painted black and then marbleized veins were scratched into it to reveal the tan base coat beneath it. The door to this room also had a plain cast iron rim lock. There was originally a door on the west wall that has now been closed off.

The northwest room has random-width chestnut flooring that runs north-south. The boards are between 4½ and 7½ inches wide. There is a fireplace centered on the north wall.

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The wood mantle has a beaded interior edge and a quirked Greek ogee-and-bead backband and bed mould. There is a brick hearth and a plaster surround. The firebox is now covered by a metal fire screen with pressed metal anthemion ornament and a border of neoclassical darts. East of the fireplace is a cupboard with one tall door that has a sunk flat panel and no panel moulds. The mitered trim has a beaded interior edge. The door is hung on cast iron butt hinges marked "Baldwin" and "Patent". The baseboard in this room is plain. The window architraves have a quirked Greek ogee and bead with no field. Below the window sill is a raised panel. The architraves are mill sawn and attached with cut nails. The doors in this room are identical to those found in the passage, with the same plain cast iron rim locks. The stair landing projects into this room on the east wall at the south. The west wall to the south has a rear doorway that is now closed off. It had a transom with one panel in the soffit and one on each jamb. The panels were sunk and flat and had quirked Greek ogee panel moulds.

The southwest room in the ell has random-width oak flooring between 4¼ and 6 inches wide. It runs east-west. There is a fireplace centered on the west wall that has a rebuilt firebox. The mantle matches that found in the northwest room, as do the architraves. North of the mantle is a cupboard with a replacement door. The original door, which is in storage, had one flat sunk panel with no panel moulds and was hung on plain cast iron butt hinges. The baseboards in this room are also plain. There is a winder stair in the southwest corner that leads down to the kitchen in the cellar and up to the second story. It is enclosed with beaded-edge vertical boards and matching doors that have keyhole plate latches. The first step up is hinged, but there are nail holes indicating that this is a later alteration. In the northeast crook of the stairs is a dumbwaiter to the kitchen in the cellar below. It is built of beaded-edge vertical boards and is all wire-nailed.

The second story has a center passage flanked by four rooms, with a fifth room in the ell. The passage has plain baseboards that are marbleized and the architraves have a quirked Greek ogee and bead with no field. The doors have two panels that have sunk fields with narrow Greek ogee panel moulds that do not have a kick. There are no mouldings on the reverse sides of the doors. They are all hung on cast iron butt hinges marked "Baldwin" and "Patent". The northwest chamber door has a carpenter lock. The northeast chamber door has a carpenter-style lock marked "Nº 60 improved lock", and has an eagle with arrows. The southeast chamber door has a similar carpenter lock with a seal marked "Nº 60 improved rim lock", and an eagle with arrows. It is not the same as the lock on the northeast chamber door. The southwest chamber door has a carpenter lock identical to that on the northeast chamber door. The east passage window mullions have a sunk flat panel with a quirked Greek ogee moulding. Both the north and south walls of the passage are brick.

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

Survey No. CARR-75

Description (continued)

Section 7 Page 8

The northwest chamber has plain baseboards and architraves identical to the second-story passage. On the north wall, east of the flue, is a closet. The door has sunk fields with no panel moulds and is hung on cast iron butt hinges marked "Baldwin" and "Patent". There is a door on the east wall leading to the northeast chamber. This room has the same surround and baseboard as the passage. There is a fireplace centered on the north wall with a mantle identical to that in the northwest room of the first story. The hearth is brick and the firebox and surround are plastered and painted black. West of the fireplace is a closet identical to that in the northwest chamber.

The southeast chamber has the same baseboards and architraves found in the rest of the second story. There is a fireplace centered on the south wall with a mantle identical to that in the northeast chamber. It has marbleized plinth blocks. The surround and firebox are plastered and are black, and the hearth is brick. On the west wall is a four-panel door with a plain architrave. This opening was cut through later.

The southwest chamber has a plain baseboard and an architrave with a broken field and a beaded interior edge. The window jambs in this room are straight. On the north wall by the door is signed "S.S.Englar May 1933". This was found underneath of later wallpaper that has since been stripped from the room. There is a random-width pine floor running north-south. The door on the west wall from this room to the ell has two panels with no panel moulds on either side. It also has a keyhole plate latch.

The ell chamber floor runs east-west, is random width, and appears to be oak. There is a winder stair in the southwest corner that is enclosed with beaded-edge vertical boards and a door to match. The door has a keyhole plate latch. The bottom step is also hinged with new hinges and was originally nailed down. The west wall to the north has a tall narrow closet with a sunk flat panel that has no panel moulds. The cast iron butt hinges are marked "Baldwin" and "Patent". The north wall has a door to the former porch on the north. This door is identical to the other two-panel doors on the second story, with the same carpenter lock as found on the northeast chamber door and the same architraves as found in the southwest chamber.

The attic is accessible from the winder stair in the ell chamber. The north end of the attic has two brick chimney stacks that are corbelled over toward the ridge with an opening between them. This opening has a sawn wood lintel that supports a brick wall above on the south side creating a flue or vent that is brick on all four sides and is open to the sky from the attic. The end rafters are 5½ to 5¾ inches by 2¾ inches, are mill sawn, and have a center tenon and peg at the ridge. The remaining rafters are also mill sawn, are tapered from 7 inches deep at the feet to less than 5 inches at the ridge by 2¼ to 2½ inches wide, and are mitered at the ridge with a ridge pole. They are spaced 29 to 33 inches on center. Two rafters in the middle of the main block roof and two in the middle of the ell are pegged.

Description (continued)

Section 7 Page 9

All of the mortises on these rafters are cut wide like they have been reused from a narrower building that had a steeper pitched roof. However, it appears that this is all an original roof structure. The rafter feet have a birdsmouth cut that laps over a board false plate that is nailed to the floor with cut nails. There is one spike through the top of each rafter foot into the plate. The head of the spikes appear to be cut nails and not wrought. There are collar beams of mill-sawn boards 1 to 1¼ inches wide by 7¾ to 14 inches deep. They are nailed to the sides of the rafters with cut nails. The rafters support mill-sawn lath. There is a summer beam through the center of the attic floor from north to south. It is in at least three sections and appears to be broken at each center passage wall, on which it bears. These walls seem to be frame, not brick, right under the summer beam. The summer is notched about ½ inch to hold the end of each joist which has a center tenon into the summer and is pegged from the top. The joists are mill sawn and are 2 to 2¼ inches wide by 7 inches deep. The summers are also mill sawn and are 7 inches deep by 9½ inches wide. The center section of the summer beam is actually two pieces that are ganged together as if it was made from two joists. The attic flooring is mill sawn and alternates between boards with tongues on each side and boards with grooves on each side. It is fastened with cut nails. The joists run east-west. In the ell the joists run north-south. The joists in the ell overlap, but are not connected to each other and must rest on a bearing wall below that is set north of center of the ell.

About 20 feet southwest of the house is a smokehouse with a rubble stone foundation of marble, slate, and Sam's Creek metabasalt. The walls are 5-to-1 common bond brick. The hip roof has asphalt shingles. The north elevation has a beaded-edge, vertical-board door in a circular-sawn frame. The door has a suffolk latch and cast iron butt hinges marked "J.GODDINGTON". The battens on the back of the door are dovetailed into the vertical boards. The east elevation has a diamond-in-section wood vent in a mortised-and-tenoned-and-pegged frame with a brick jack arch and a wood sill. The west elevation of the smokehouse has a summer kitchen attached to it with a boarded-up opening that was probably a vent identical to that on the east. The south elevation on the lower level has an opening that at one time had a door. There are no openings above. The smokehouse floor joists run east-west and the wood floor boards run north-south. There are circular-sawn horizontal members at the eave line. The rafters are sawn, but no tool marks are visible.

The summer kitchen on the west side of the smokehouse is a one-story, three-bay by one-bay structure of German siding with corner boards and a gable roof of corrugated metal with an east-west ridge. There is an exterior brick chimney on the west end. The north elevation has a four-panel door to the east and two 6/6 sash to the west with jigsawn-trim surrounds. The west and south elevations have no openings. The building is constructed of 2 x 4's. The fireplace on the west end has a segmentally-arched opening with two round steel bars acting as lintels under the arch. The fireplace has straight jambs and a pivoting crane on each side. About 60 feet southwest of the smokehouse is a hog pen with vertical-

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

Survey No. CARR-75

Description (continued)

Section 7 Page 10

board siding. It has mostly collapsed. The north elevation has a center door with an opening on each side for a window.

There is a garage about 100 feet northwest of the house that was reportedly a Methodist summer meeting house that was sold and moved here. It has vertical-board siding and a gable roof of corrugated metal with an east-west ridge. The north and south walls have two pair of hinged doors set high on the wall. The east elevation has a pair of vertical-board doors on rollers. The west elevation has a pair of vertical-board doors in the center. The building has a mill sawn, 2 x 4 and 4 x 4 frame with 2 x 4 rafters that are mitered at the ridge.

About 30 feet northwest of the garage is a bank barn with a forebay that faces south. The south elevation on the lower story has vertical-board siding. From west to east there is a new door, a wood louvered vent, a door opening with pintles, a wood louvered vent, and a vertical-board Dutch door on strap hinges with rounded ends. The upper story has one vent on each side with a pair of doors in the center that has a semi-circular wood louvered vent above it. The southern ends of the joists under the forebay are notched on the top to hold the sill, which is pegged to some of the joists. The west elevation has a rubble stone lower story with a door opening to the north and two window openings to the south. There are two wood vents in the upper story with a round opening cut in the peak. The east elevation has a boarded-up window to the south and a new door in an original opening to the north in the lower story. The upper story has two wood vents, with a round wood louvered vent in the gabled peak. The north elevation has vertical-board siding. The gable roof has corrugated metal and an east-west ridge. The upper story has centered double wagon doors that are new, and an outshot attached to the east end of this elevation.

The lower story has one mill-sawn summer beam that runs east-west and is supported by two posts. The joists are hewn on top and bottom and run north-south. Under the forebay, the joists are hewn on all four sides. The south wall is frame. Most of the joists run the full width of the barn, but about every other one runs to the end of the forebay. The stall arrangement has been altered.

The upper story has a central threshing floor with a hay mow on each end and an outshot on the north, east of the doors. The four bents have three posts each which are mill sawn. The bottom girt is also mill sawn, while the top girt is hewn. The forebay is framed separately from the barn bents. The plates in the barn are hewn and have a diagonal half-lap scarf with a central transverse block. It is pegged from the top. The rafters are sawn, are about 3 by 4 inches and are pegged at the ridge. They appear to possibly be half-lapped, though this is not entirely clear. The rafters support lath and wood shingles. Several pieces of the framing are re-used timber, especially the east girt, which is the top plate of a building and is notched to hold rafter feet.

**MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM**

Survey No. CARR-75

Significance (continued)

Section 8 Page 2

January, 1840 for \$8,000. Several months later, Samuel advertised for a cooper and a shoemaker and apparently leased several properties on his land to other tradesmen. He also shortly began a program of improvements to the property that included a new mill in 1844 (CARR-74), this house in 1849, renovations to his existing house in 1849-50, and another house in 1850.

In 1841 the tax books note that the property had a brick house, three log houses, a barn, a mill, and other buildings. Evan apparently still lived here, and was assessed for the property, even though he had sold it a year before. In 1852 Evan still had a brick house and stable worth \$1,000 and Samuel had a brick house, frame barn, and mills worth \$9,000, plus a frame house and stable worth \$500, a brick house and stable worth \$1,000, and a log house and stable worth \$400. His livestock worth \$186 indicates a small farming operation that would have needed a small barn like the existing one, and, of course, with only 44 acres along the creek, he could only have had a small operation. The milling business more than made up for it, however. In 1841 he held private securities worth \$2,200. By 1852 these had increased to \$3,000. In 1866 they were worth \$11,000, plus he had bank shares totalling \$8,800. His prominent position in the community no doubt led to his serving in the Maryland Legislature in 1858.

A receipt in Samuel McKinstry's surviving papers, which are woefully incomplete, notes "Received March 27 1860 From Saml McKinstry - Forty dollars in full - it being the balance due on carpentering work done in repairing his house - Joseph Wolfe." Wolfe was a carpenter, designer and builder who moved to Union Bridge by 1857. Whether he was working on this house or another of the McKinstry properties cannot be determined. It is not known how early Wolfe began working and thus whether he might have been involved in the original construction of this house in 1849. The house is an interesting blend of German and English features. On the exterior it seems typically English and late Federal, yet it is banked, with a kitchen in the cellar, which is more common of German houses. The stairway seems to be unique for Carroll County. The floor plan is an adaptation of the three-room, center-passage plan, with the ell room extending into the main block of the house rather than having the south room take up the entire space. This shows a unique manipulation of space not seen elsewhere in the County. The roof structure also is technologically advanced for the county in 1849. The trim, especially the two-panel doors, are stylistically ahead of their time for the region, and the finish in general, especially the marble sills, are of high quality. The use of all-stretcher bond on the front is perhaps the earliest instance of this, and its combination with Flemish bond on the side is unique. The well-kept survival of marbleizing, as yet of unknown vintage, is also significant.

Samuel and Mary's oldest son, Mordecai Clemson McKinstry, was born on 24 February 1834 at McKinstrys Mills. He married Eliza Jane Englar in 1862 and apparently then moved to Union Bridge. In 1871 Mordecai bought the mill property, now reduced to

**MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM**

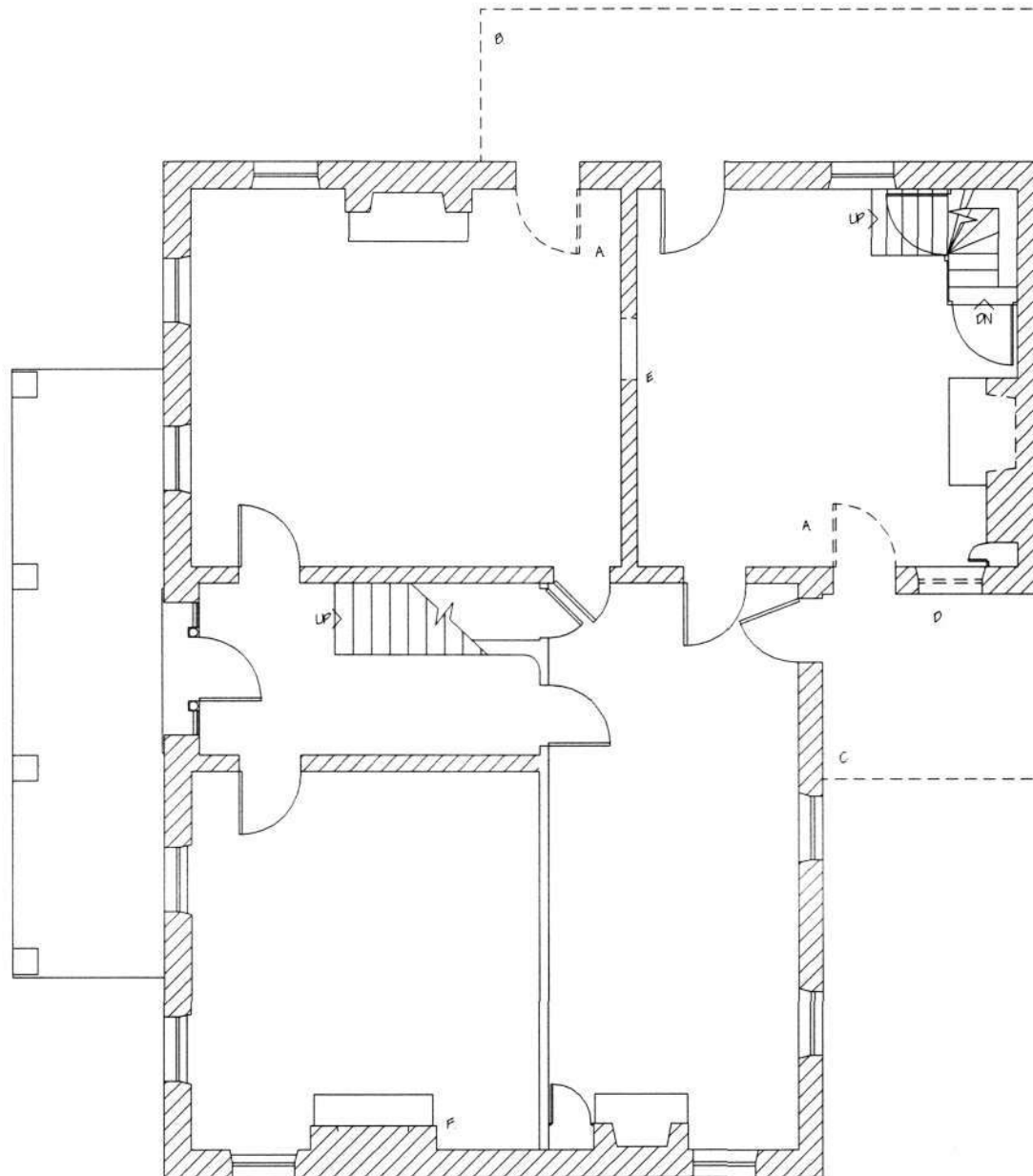
Survey No. CARR-75

Significance (continued)

Section 8 Page 3

39 acres, from his father for \$10,000. He seems always to have lived in Union Bridge and leased out the mill operation. In the early 1880's it was being run by Jacob Zumbrun & Sons and in the mid-1890's by W. R. Zumbrun & Co. During that period, Mordecai upgraded the mill with modern improvements. Willis R. Zumbrun lived in this house in the mid-90's, and it is likely that the Zumbrun's occupied it from as early as 1862. Samuel died in 1899 and Mordecai around 1914. The mill and house were sold by Mordecai's daughters to Willis Zumbrun in 1915 and the house remained in the Zumbrun family until 1980.

KS/lh:10-24-94:CARR75.sig



NOTES

- A. DOOR SWINGS NOW REVERSED
- B. PORCH DISMANTLED AND REBUILT.
- C. PORCH ENCLOSED.
- D. WINDOW OPENING CONVERTED TO CUPBOARD.
- E. DOORWAY CLOSED OFF.
- F. FIREPLACE CLOSED OFF. HEARTH IS WHITE MARBLE.

CARR-
75

SAMUEL MCKINSTRY MILL HOUSE
1498 MCKINSTRY MILL ROAD

MEASURED BY KEN SHORT AND BILL RUTH

DRAWN BY KEN SHORT

FIRST FLOOR PLAN

JULY 1994



CARR-75
Samuel McKinstry Mill House
1498 McKinstry's Mill Road

CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS- ACTION	COMMENTS
		William & Patricia Ruth			LWS 1107	4.77	Deed	5.6437 acres
Jeanne E. Green, personal rep. to estate of Dorothy R. Zumbrum	Carroll Carroll	Charles A. & Marguerite E. Cunningham (wife)	Carroll	11-1-1980	777	565	Deed	Remaining portion in ODG 127-349 \$85,000 5.6437 acres Willis dec. 7-3-1933, Thomas dec. intestate 9-18- 1950, Mildred dec. 5-2-1978 - left it to Dorothy, Grace dec. intestate 10-5-1978
Jeanne E. Green personal rep. to estate of Grace M. Engel		Jeanne Green		8-29-1980	777		Deed	Jeanne Green - daughter of Grace - only heir
Grace M. Engel		Thomas R. Zumbrum, et al			EMM 160	235	Release	
Willis R. Zumbrum	Carroll	Thomas R. Zumbrum Mildred O. Zumbrum Dorothy R. Zumbrum		written 6-26-1925	<u>wills</u> WFB 14	230	Bequest	children of Willis

CARR-75
Samuel McKinstry House
1498 McKinstry's Mill Road

CHAIN OF TITLE

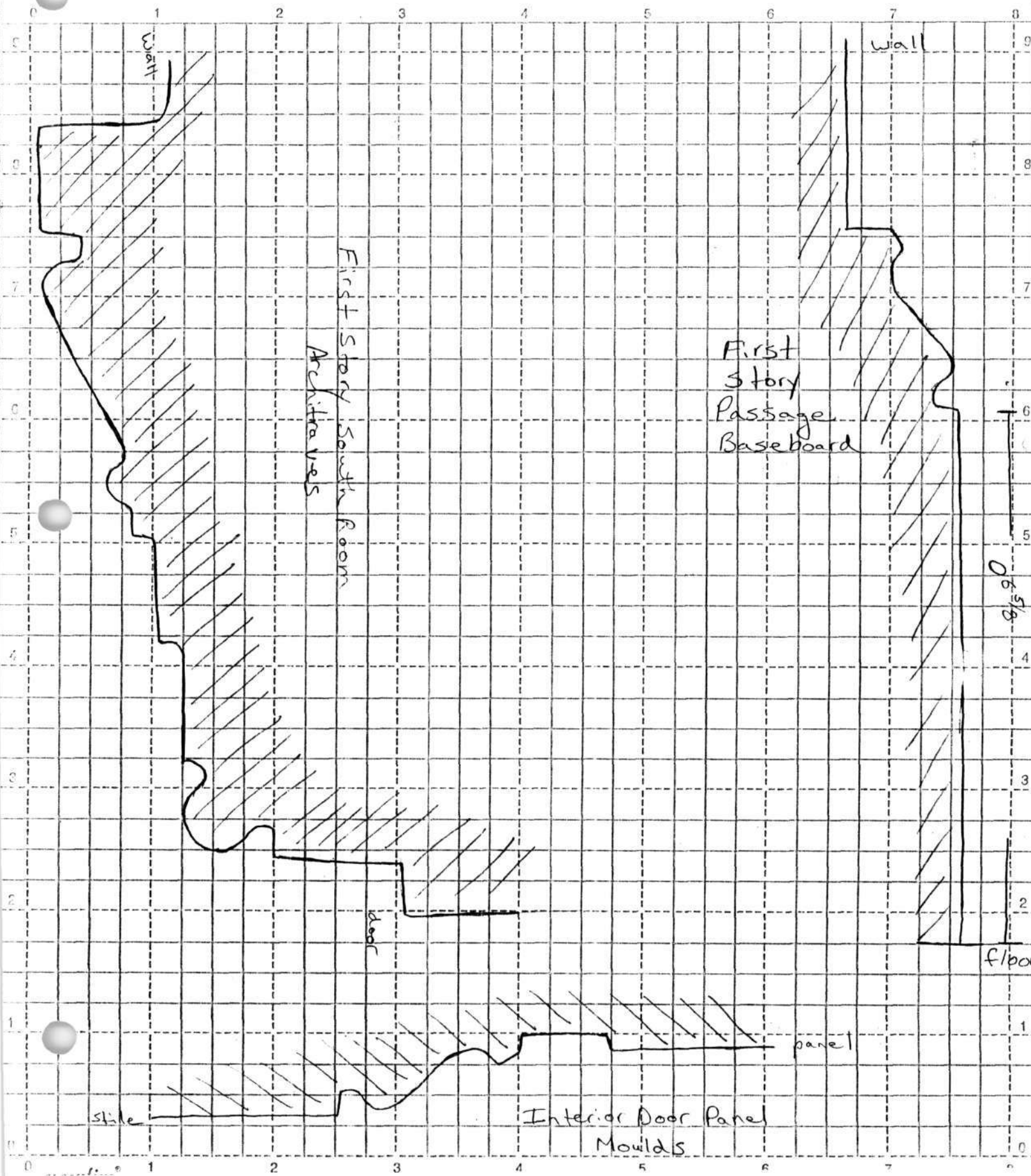
GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS- ACTION	COMMENTS
Agnes McK.Simmons, et al	Niagara Falls, NY Dayton, Ohio	W.R. Zumbum	?	6-11-1915	ODG 127	349	Deed fee simple	\$100, 38+ acres McKinstry's Mill property part in Carroll, part in Frederick
Mordecai C. McKinstry	Carroll	Jennie E. McKinstry (wife of Mordecai)	Carroll	1-17-1893	BFC 76	36	Deed fee simple	part of Resolution, part Loss and Gain, 39 acres, \$8,000
Samuel & Mary Ann McKinstry (wife)	?	Mordecai C. McKinstry	?	4-25-1871	JBB 40	145	Deed	\$10,000, 39 acres [no previous reference]
Evan McKinstry & Joanne (wife)	Carroll	Samuel McKinstry	Carroll	1-15-1840	JS 3	212	Deed Indenture	\$8,000 Resolution & Loss and Gain - contiguous on Sam's Creek part in Frederick County 44 acres

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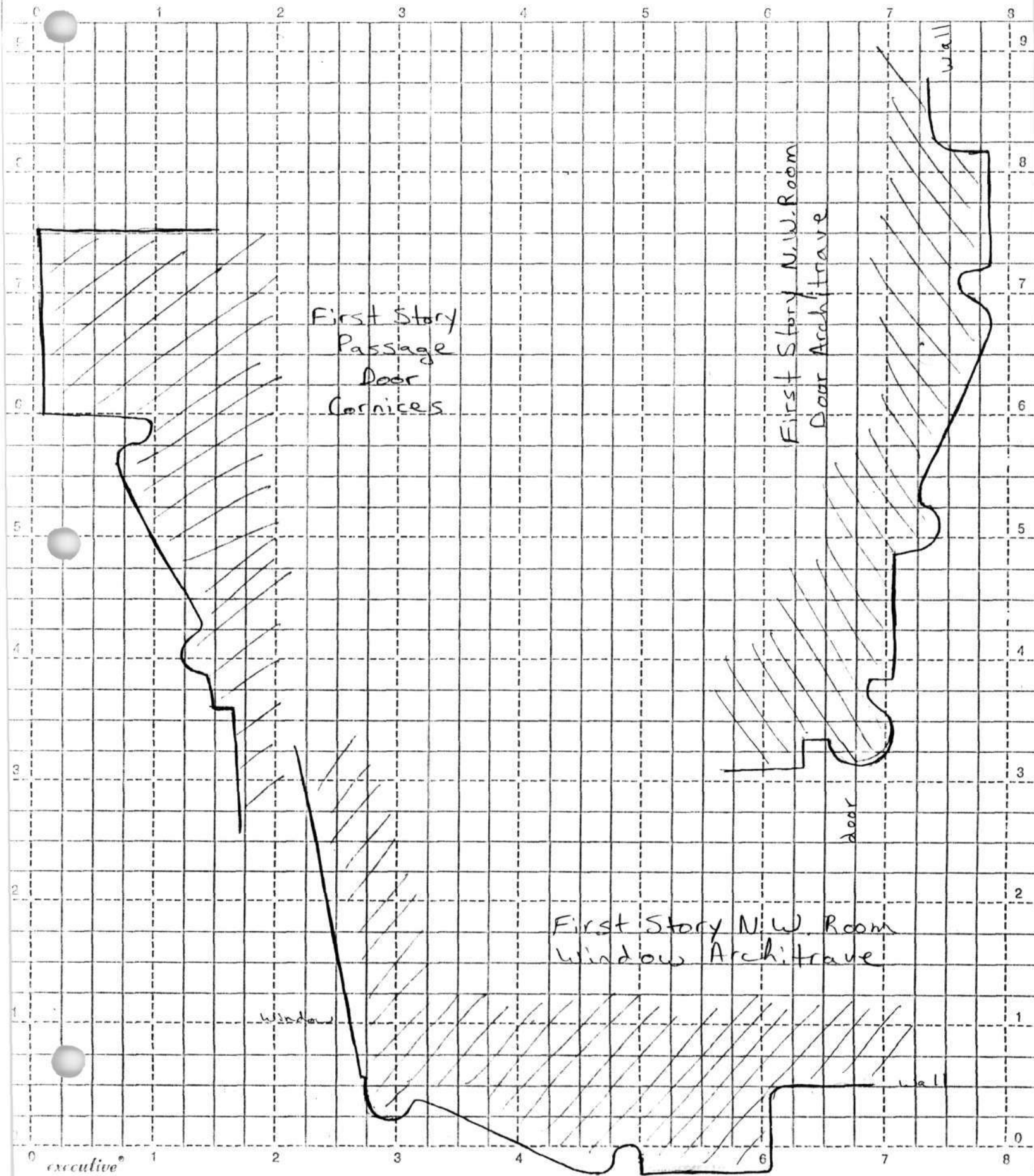
PAGE NO 2/5

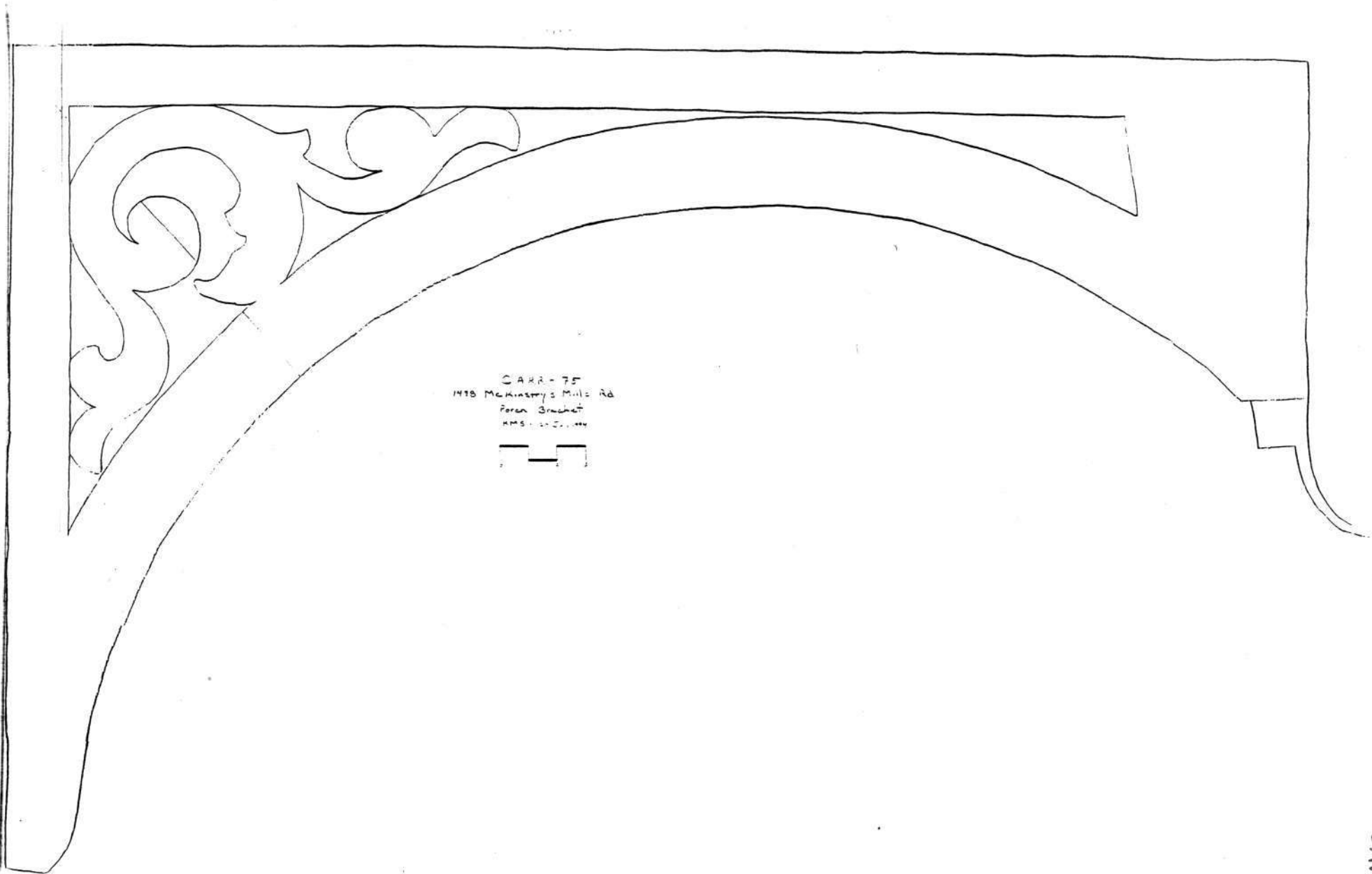
1498 McKinstry Mill Rd
Moulding Profiles

CARR-75
PREPARED BY KMS
DATE 19 Jul '94



1498 McKinstry Mill Rd Moulding Profiles





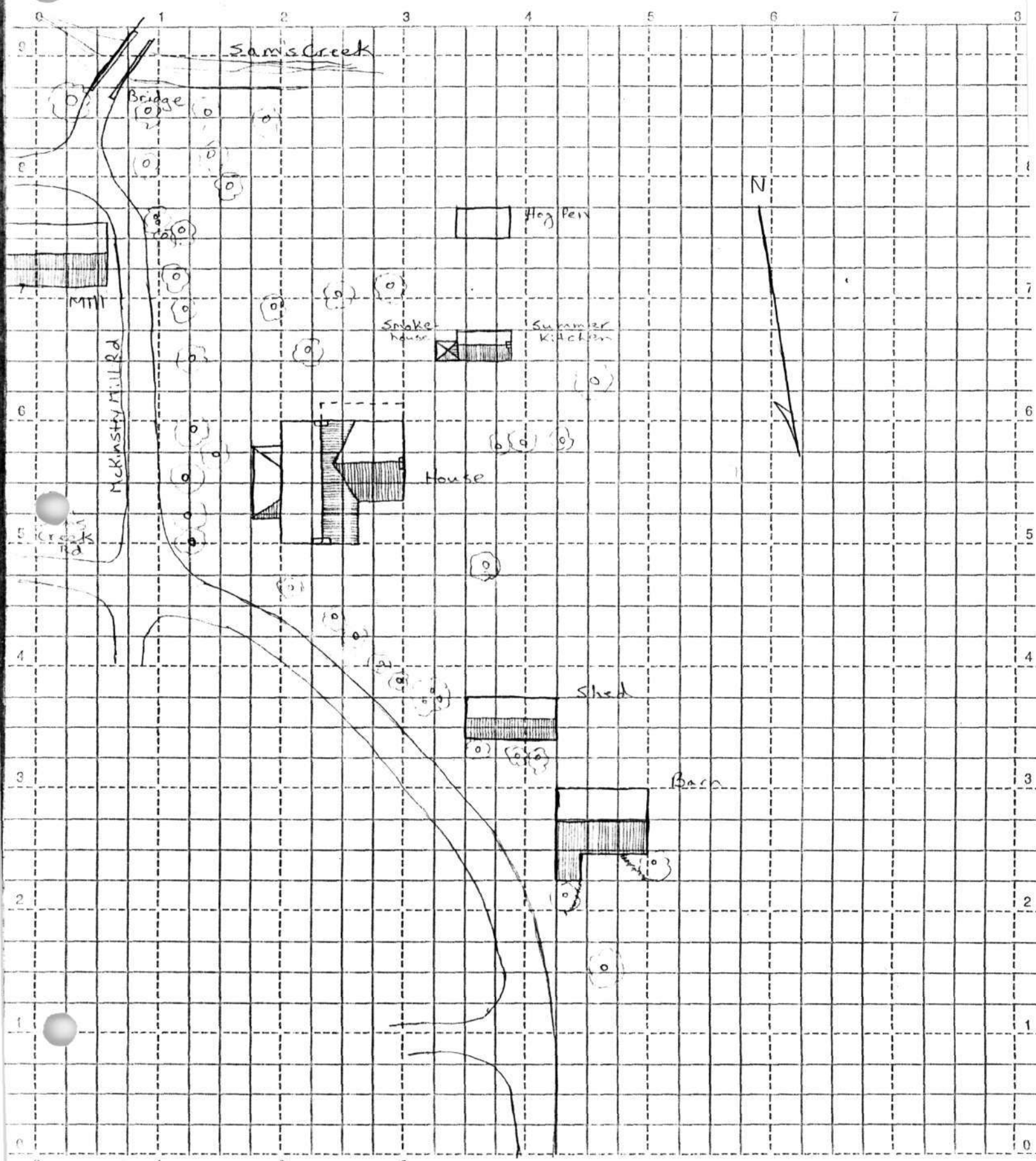
CARR-75
1418 McKinstry's Mills Rd
Pocahontas, VA
AMS 1-1-1974

CARR-75

FACE
NO. 5/5

1498 McKinstry Mill Rd
Site Plan

CARR-75
PREPARED BY KMS
DATE 20 Jul '94



CARR-075
McKINSTRY HOUSE
ZUMBRUM HOUSE
New Windsor
Private

Circa 1849

In the early 1800's, McKinstry Mill had a reputation of success and continued prosperity. Its status did not diminish when in 1844 a son, Samuel, built a new Mill on the property and continued with his father's business. In 1845, he built his "homestead," now the Zumbrum House. An older home on a small hill overlooking the Mill, was built sometime before the former two structures as the residence of the previous Mill owners. These three structures which remain in tact stand today as a reminder of past rural and industrial life.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

McKinstry House

AND/OR COMMON

Zumbrum House

2 LOCATION

STREET & NUMBER

Marble Quarry Road across from McKinstry Mill

CITY, TOWN

New Windsor

☒ VICINITY OF

CONGRESSIONAL DISTRICT

11

STATE

Maryland

COUNTY

Carroll

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

Miss Dorothy Zumbrum

Telephone #:

STREET & NUMBER

Marble Quarry Road across from McKinstry Mill

CITY, TOWN

New Windsor

☒ VICINITY OF

STATE, zip code

Md. 21776

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC. Carroll County Office Building

Liber #: 127

Folio #: 349

STREET & NUMBER

Center Street

CITY, TOWN

Westminster

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION**CONDITION**

—EXCELLENT
 XGOOD
 —FAIR

—DETERIORATED
 —RUINS
 —UNEXPOSED

CHECK ONE

XUNALTERED
 —ALTERED

CHECK ONE

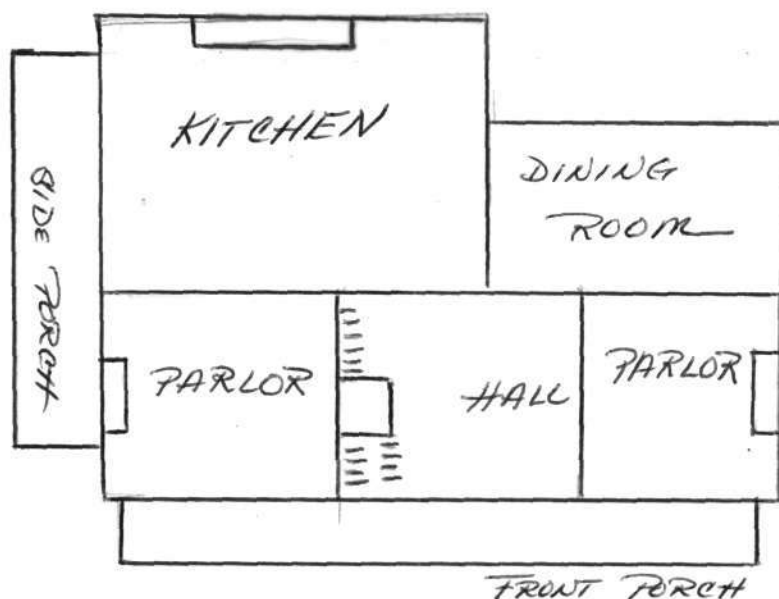
XORIGINAL SITE
 —MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Zumbrum House, formerly McKinstry house, is a five-bay, two story house with attic and cellar of a shortened L-shape. Its low foundation is coursed stone which supports a brick structure of running bond pattern. The wood truss gable roof ends with a box cornice and is covered with standing seam sheet metal. Double hung sash windows are 6/6. They are trimmed with cornices and rectangular marble bases. In fact, all marble window bases and marble front door stoop is from Miss Zumbrum's great grandfather's marble quarry. Blind shutters complete window structures. Chimneys include two inside end on either side of the main block of the L, and one back inside on the end of the projecting stem.

This house has two porches. One on the left side—a first story, 3-bay, wooden structure with white painted railing and baluster. The second is the front porch—now a 3-bay entrance with decorated brackets and gingerbread trim supported by 4 columns. The square frontispiece entrance off this front porch has two slender Greek Doric columns in decorative scheme, along with the entablature and side panels.

The entrance leads to a central hall plan interior. First floor includes hall, two front parlors, kitchen and dining room.



NOT TO
 SCALE

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1849

BUILDER/ARCHITECT Sam McKinstry

STATEMENT OF SIGNIFICANCE

McKinstry Mill was built in 1845, this house in 1849 both by the same Sam McKinstry. Before this house was built, the older one across from the mill was occupied by the McKinstrys. They then moved here and established this home as the homestead. The house indirectly was important to the mill industry for it housed its workers, but is also architecturally significant. It tells the story of mid-19th century rural architecture, spacious, airy, solid, with no lack of modest decor and formality. It takes us back to the days when the mill was in production. Because the mill is one of the few left standing in Carroll County, it along with Pipe Creek behind it and the Zumbrum House is a living reminder of times past.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

Property situated partly in Carroll and partly in Frederick Counties state of Maryland, it being now commonly known as McKinstry Mill property.

(Since then, some property including mill has since been sold to Batley)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

Maryland

COUNTY

Carroll

STATE

Maryland

COUNTY

Frederick

11 FORM PREPARED BY

NAME / TITLE

Fredi Eckhardt/Historic Sites Surveyor

ORGANIZATION

Carroll County Committee of the
Maryland Historical Trust

DATE

August 14, 1978

STREET & NUMBER

210 East Main Street

TELEPHONE

848-6494

CITY OR TOWN

Westminster

STATE

Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

0700755404

CARR 75

MD. HISTORICAL TRUST
BOX 1704
ANNAPOLIS, MD. 21404NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:	
COUNTY:	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME	
COMMON:	McKinstry House
AND/OR HISTORIC:	ZUMBROU HOUSE

2. LOCATION			
STREET AND NUMBER:			
McKinstry Mill & MARBLE QUARRY ROADS			
CITY OR TOWN:			
New Windsor			
STATE	CODE	COUNTY:	CODE
MD.		Carroll	

3. CLASSIFICATION			
CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
District <input type="checkbox"/> Building <input checked="" type="checkbox"/> Public <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Private <input checked="" type="checkbox"/> Object <input type="checkbox"/> Both <input type="checkbox"/>	Public Acquisition: In Process <input type="checkbox"/> Being Considered <input type="checkbox"/>	Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No: <input checked="" type="checkbox"/>
PRESENT USE (Check One or More as Appropriate)			
Agricultural <input type="checkbox"/>	Government <input type="checkbox"/>	Park <input type="checkbox"/>	Transportation <input type="checkbox"/>
Commercial <input type="checkbox"/>	Industrial <input type="checkbox"/>	Private Residence <input checked="" type="checkbox"/>	Other (Specify) <input type="checkbox"/>
Educational <input type="checkbox"/>	Military <input type="checkbox"/>	Religious <input type="checkbox"/>	
Entertainment <input type="checkbox"/>	Museum <input type="checkbox"/>	Scientific <input type="checkbox"/>	

4. OWNER OF PROPERTY			
OWNERS NAME:			
STREET AND NUMBER:			
McKinstry's Mill			
CITY OR TOWN:	STATE:	CODE	
New Windsor	MD.		

5. LOCATION OF LEGAL DESCRIPTION			
COURTHOUSE, REGISTRY OF DEEDS, ETC.:			
Carroll County			
STREET AND NUMBER:			
CITY OR TOWN:	STATE	CODE	
Westminster	MD.		
APPROXIMATE ACREAGE OF NOMINATED PROPERTY:			

6. REPRESENTATION IN EXISTING SURVEYS			
TITLE OF SURVEY:			
DATE OF SURVEY:			
Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local <input type="checkbox"/>			
DEPOSITORY FOR SURVEY RECORDS:			
STREET AND NUMBER:			
CITY OR TOWN:	STATE:	CODE	

STATE:

COUNTY:

ENTRY NUMBER

DATE

FOR NPS USE ONLY

SEE INSTRUCTIONS

7. DESCRIPTION

CONDITION	(Check One)					
	Excellent <input type="checkbox"/>	Good <input checked="" type="checkbox"/>	Fair <input type="checkbox"/>	Deteriorated <input type="checkbox"/>	Ruins <input type="checkbox"/>	Unexposed <input type="checkbox"/>
INTEGRITY	(Check One)			(Check One)		
	Altered <input type="checkbox"/>			Unaltered <input checked="" type="checkbox"/>		
				Moved <input type="checkbox"/>		
				Original Site <input checked="" type="checkbox"/>		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

THE ZOMBRUM HOUSE, STANDING JUST W. of McKinstry's Mill (formerly Zombrum's Mill), is a two storey brick dwelling facing E.

The E. Elevation (front) is 5 bays in length. The centered door has a transome and side lights. Of the 5 windows at the 2nd. level the middle one is a large triple window with little architectural significance.

The Roof plan is "A" frame running N to S ^{having} ~~and has~~ single interior chimneys at each end.

To the W. elevation (rear) is a two storey centered wing with an "A" roof running E-W and ~~has~~ a two storey projecting bay at its N. elevation.

There is (E elevation) a one storey farm porch with good Victorian brackets. All main windows have what appears to be wood lintels of plain design. Brick is laid in a common bond.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

Pre-Columbian ☐16th Century ☐18th Century ☐20th Century ☐15th Century ☐17th Century ☐19th Century ☒

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal

Education ☐Political ☐Urban Planning ☐Prehistoric ☐Engineering ☐

Religion/Phi-

Other (Specify) ☐Historic ☐Industry ☐losophy ☐Agriculture ☐Invention ☐Science ☐Art ☐Landscape ☐Sculpture ☐Commerce ☐Architecture ☐

Social/Human-

Communications ☐Literature ☐itarian ☐Conservation ☐Military ☐Theater ☐Music ☐Transportation ☐

STATEMENT OF SIGNIFICANCE (Include Personages, Dates, Events, Etc.)

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN ONE ACRE		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	0 ' "	0 ' "		0 ' "	0 ' "	
NE	0 ' "	0 ' "		0 ' "	0 ' "	
SE	0 ' "	0 ' "		0 ' "	0 ' "	
SW	0 ' "	0 ' "		0 ' "	0 ' "	

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: <i>J. Richard Fivore</i>		
ORGANIZATION: <i>MTT</i>	DATE: <i>12/70</i>	
STREET AND NUMBER:		
CITY OR TOWN:	STATE	CODE

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☐ Local ☐

Name _____

Title _____

Date _____

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

Date _____

SEE INSTRUCTIONS



CARR-75
Samuel McKinstry Mill House
1498 McKinstry Mill Road

Martenet Map, 1862

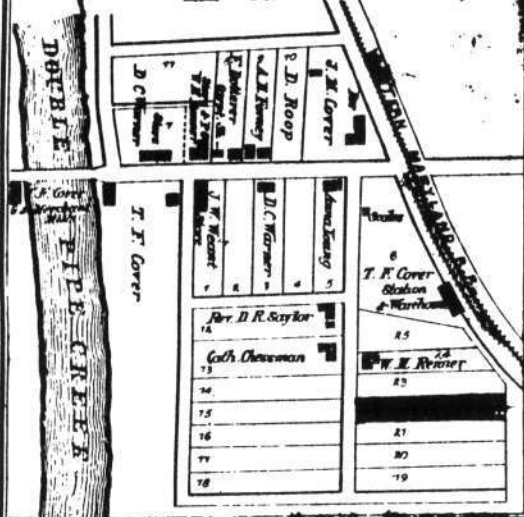
DISTRICT No 12
Scale 2 Inches to the Mile

Scale 2 Inches to the Mile

MIDDLEBURG DIST.

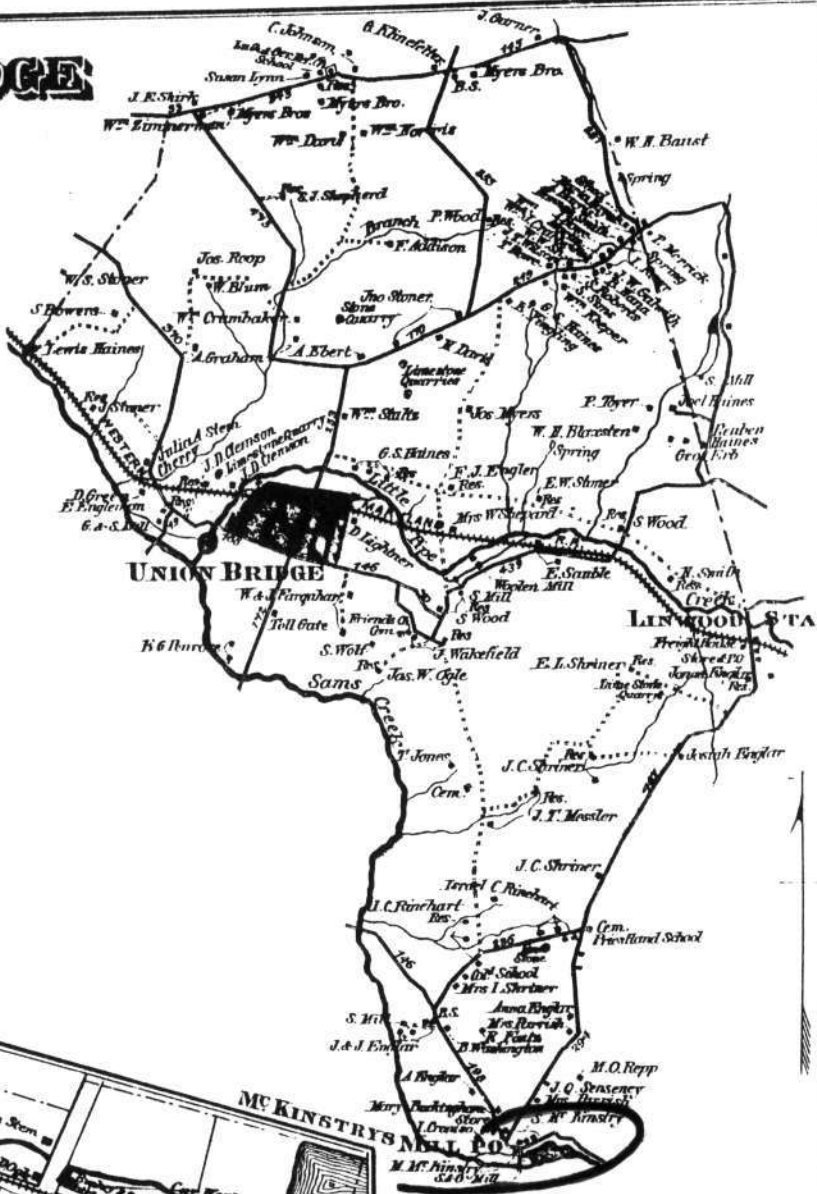
Scale 20 Rods to an Inch

Scale 20 Rods to an Inch



DOUBLE PIPE CREEK BUSINESS REF
FRANCHISE.

J. W. Want, Dealer in Dry Goods, Groceries, Boots,
Shoes, Hats, Notions, &c., &c.
Benjamin Fols, Dealer in Dry Goods, Groceries, Drugs,
Medicines, Boots, Shoes, Hardware, Crochery, &c.,
&c. Keyserville.
Charles H. Diller, Physician & Surgeon.
Jacob H. Root, Veterinary Surgeon.
Wm. L. McGinlis & Bro., Millers, Manufacturers of
Flour, Feed and Meal. York Road.



**UNION BRIDGE BUSINESS
REFERENCES.**

Joshua Switzer, Conveyancer, Surveyor and Civil Engineer, also, Justice of the Peace.
 Morden C. McKinstry, President of the Board of Commissioners, Residence Union Bridge.
 Wm. Zimmerman, Forwarding and Commission Merchant.
 I. C. Rischart, Farmer, and Raiser and Breeder of Poland China Hogs, fall blood.
 Shepherd Wood, Farmer; also, Woolen Manufacturer. Custom Work guaranteed. Chopping and Corn-mel. Custom Sowing done to order. Three-quarters of a mile east of Union Bridge.
 James W. Ogil, Farmer; also, Brick and Stone Mason, and Lime Burner.
 Edgen Engleman, Farmer. Also, Manufacturer of Flour, Feed, &c. Custom Sowing done to order. Highest cash price paid for Wheat and Grain of all kinds.
 D. F. Albaugh, Dealer in Dry Goods, Groceries, Boots,

Union Bridge Dist. Scale 20 Rods to an Inch

CARR-75

Samuel McKinstry Mill House
1498 McKinstry Mill Road

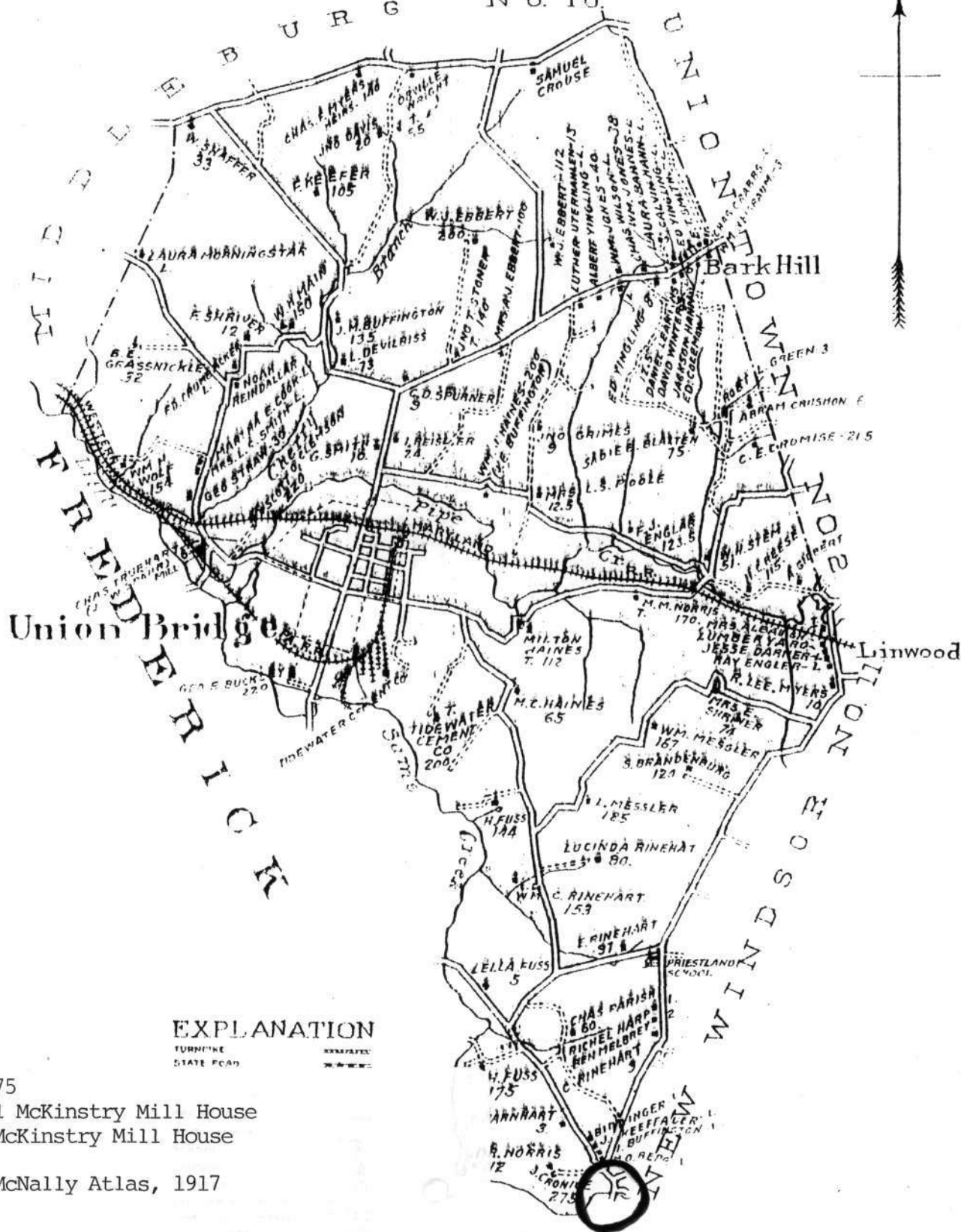
Lake, Griffin & Stevenson Atlas, 1877

UNION B BRIDGE

ELECTION DISTRICT NO. 12.

CARROLL Co. Mo.
NO. 10.

NORTH



EXPLANATION

TURNPIKE
STATE ROAD
RAILROAD

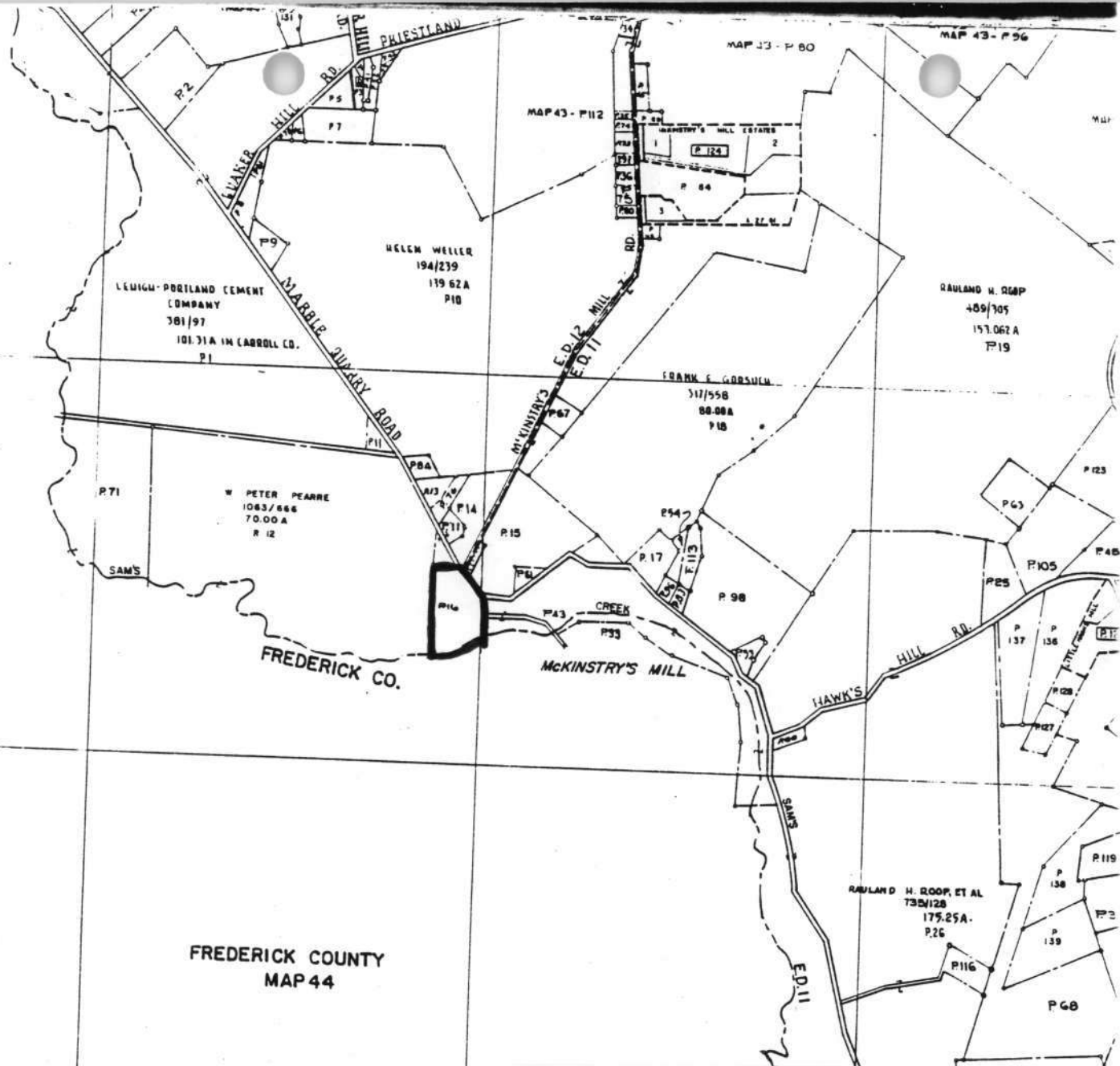
CARR-75

Samuel McKinstry Mill House

1498 McKinstry Mill House

Rand McNally Atlas, 1917





CARR-75
Samuel McKinstry Mill House
1498 McKinstry Mill Road

Assessments & Taxation Map 49, parcel 16



CARR-75
Samuel McKinsty Mill House
1498 McKinsty Mill Road

Union Bridge quad

CARR-75

McKinstry House (Zumbrun House)

1498 Marble Quarry Road, Union Bridge

Jennifer K. Cosham, 12 April 2006



East façade



Northeast elevation



Samuel McKinstry mill House
1498 McKinstry's mill Rd.
Carroll County, Maryland

Photo: Kenneth M. Short

Date: July 1994

Neg. loc.: Maryland Historical Trust
east elev.

1/12



Samuel McKinsty Mill House
1498 McKinsty's Mill Rd.

Carroll County, Maryland

Photo: Kenneth M. Short

Date: July 1994

Neg. loc.: Maryland Historical Trust
east doorway

2/12



Samuel McKinstry mill House
1498 McKinstry's mill Rd.
Carroll County, Maryland
Photo: Kenneth M. Short
Date: July 1994

Neg. loc.: Maryland Historical Trust
north & west elevs.
3/12



Samuel McKinstry Mill House
1498 McKinstry's Mill Rd.

Carroll County, Maryland
Photo: Kenneth M. Shost

Date: Aug. 1994

Neg. Loc.: Maryland Historical Trust
north elev. - date stone

4/12



Samuel McKinstry Mill House
1498 McKinstry Mill Rd.

Carroll County, Maryland

Photo: Kenneth M. Short

Date: July, 1971

Neg. loc.: Maryland Historical Trust
west elev. bake oven opening

5/12



Samuel McKinstry, Mill House
1498 McKinstry's Mill Rd.
Carroll County, Maryland

Photo: Kenneth F. Short

Date: July 1994

Neg. Loc.: Maryland Historical Trust

1st story stairway - view west

6/12



Sawyer McKinstry Mill House

1498 McKinstry's Mill Rd.

Carroll County, Maryland

Photo: Kenneth M. Short

Date: July 1994

Neg. loc.: Maryland Historical Trust

2nd story stairway - view east

7/12



Samuel McKinstry Mill House
1498 McKinstry's Mill Rd.

Carroll County, Maryland

Photo: Kenneth M. Short

Date: July 1994

Neg. Loc.: Maryland Historical Trust
north room mantle

8/12



Samuel McKinstry Mill House

1498 McKinstry's Mill Rd.

Carroll County, Maryland

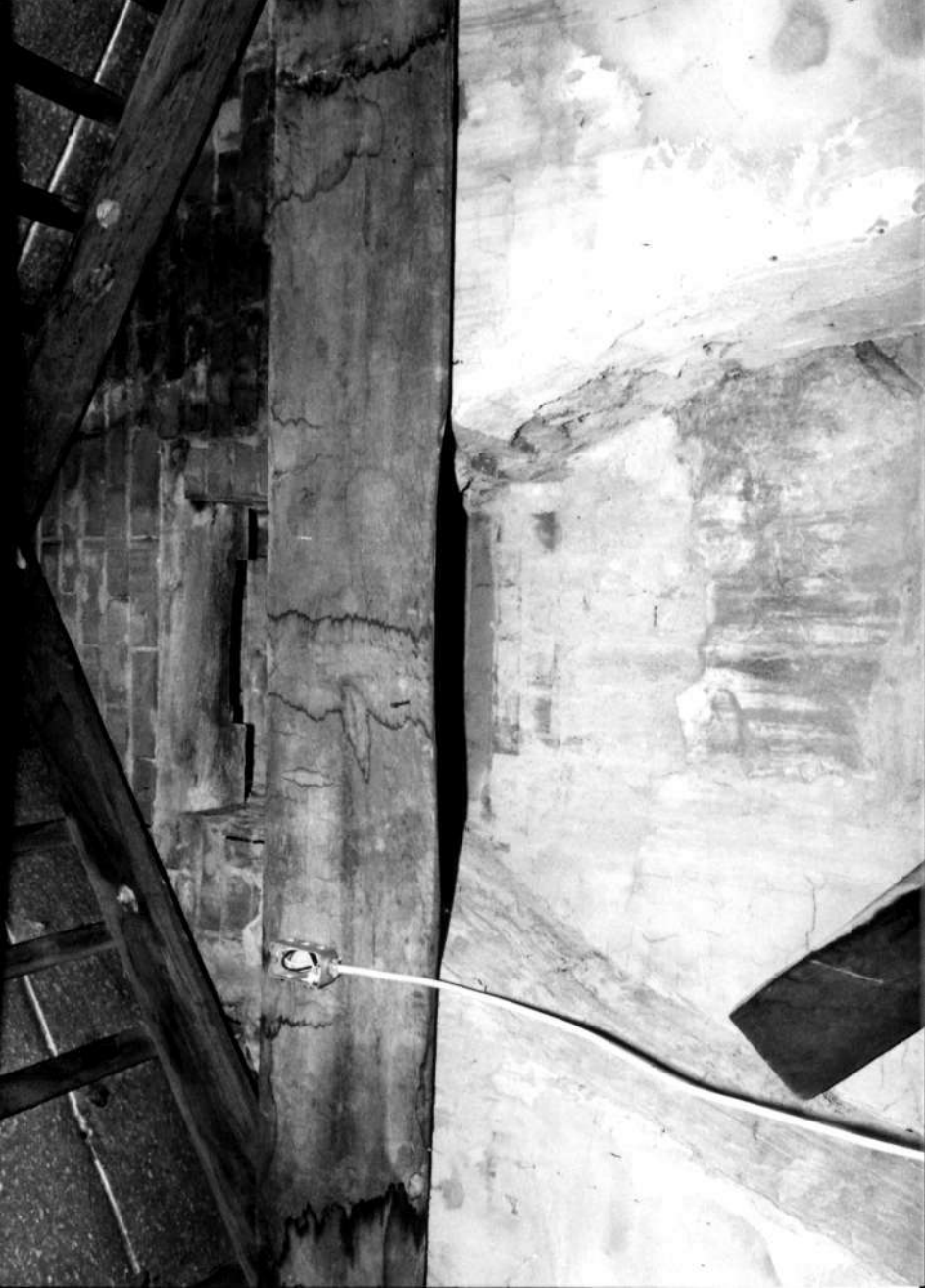
Photo: Kenneth M. Short

Date: July 1994

Neg. loc.: Maryland Historical Trust

South room no. 116

9/12



Samuel McKinstry Mill House

1498 McKinstry's Mill Rd.

Carroll County, Maryland

Photo: Kenneth M. Short

Date: July 1994

Neg. Loc.: Maryland Historical Trust
vent in attic

10/12



Samuel McKinsty Mill House

498 McKinsty Mill Rd.

Carroll County, Maryland

Photo: Kenneth M. Short

Date: July 1994

Neg. Loc. Maryland Historical Trust
Smokehouse & Summer Kitchen - north elev.

11/12



Samuel McKinstry Mill House

1498 McKinstry's Mill Rd.

Carroll County, Maryland

Photo: Kenneth M. Shost

Date: July 1994

Neg. loc.: Maryland Historical Trust

barn - south & west elevs.

12/12



Samuel McKinstry Mill House

CARR-75

1498 McKinstry's Mill Rd.

Carroll County, Maryland

Photo: Kenneth M. Short

Date: June 1995

Neg. Loc.: Maryland Historical Trust
barn



Samuel McKinstry Mill House
1498 McKinstry's Mill Rd.
Carroll County, Maryland
Photo: Kenneth M. Short
Date: June 1995

Neg. Loc.: Maryland Historical Trust
1st Story Stairway



CARE - 75

Zumbrun House at McKinstry Mill

July / 78

J.P.S.



CARR. - 75

Zumborn House at McKinstry Mill
July / 78

J.P.E.